

6.14 - B-1 NEIGHBORHOOD BUSINESS DISTRICT

INTENT:

6.14.1 The B-1, Neighborhood Business District is located to provide limited commercial and personal service facilities of a convenience nature, servicing persons residing in adjacent residential areas without adversely impacting the residential character of the area. Commercial uses should be in scale and character with the adjacent residential uses and do not encourage the generation of additional traffic from outside the area. Pedestrian uses are encouraged and districts are typically located on collector/arterial streets. Residential uses on the upper floors of buildings are encouraged.

6.14.2 PERMITTED USES:

Within the B-1 Neighborhood Business District the following uses are permitted:

- 6.14.2.1 Accessory structures and uses, provided they are not located in the required front or side yard nor within seven and one-half (7.5) feet of the rear property line.
- 6.14.2.2 Alternative tower structures;
- 6.14.2.3 Bakery;
- 6.14.2.4 Beer serving/sales establishments;
- 6.14.2.5 Financial institutions;
- 6.14.2.6 Home occupations (Subject to Section 6.1.1.7);
- 6.14.2.7 Laundromats, dry-cleaning and laundry establishments not exceeding one thousand five hundred (1500) square feet;
- 6.14.2.8 Municipal, county, state, or federal buildings, or land uses;
- 6.14.2.9 Neighborhood convenience center, provided:
 - A. Auto servicing operations such as oil changes shall be permitted, however, no vehicle repair shall be permitted;
 - B. A one-bay drive-thru car wash shall be permitted only in conjunction with the neighborhood convenience center; and
 - C. Canopies shall not be constructed closer than fifteen (15) feet to any street right-of-way. Since the Code states that variances may only be given when special conditions prevent the beneficial use of land, if a neighborhood convenience center can be constructed on a lot, the land has resulted in beneficial use. Therefore, no waiver

shall be given permitting a pump island or canopy to be constructed closer than fifteen (15) feet to any right-of-way. ~~and~~

- 6.14.2.10 Personal and professional services limited to one thousand five hundred (1500) square feet of gross floor area for each use;
 - 6.14.2.11 Pharmacies, limited to four thousand (4000) square feet;
 - 6.14.2.12 Public utility stations;
 - 6.14.2.13 Residential uses, on upper stories of multi-story buildings;
 - 6.14.2.14 Restaurants and eating places which are established to serve neighborhood residents, provided:
 - A. Total floor area does not exceed two thousand (2,000) gross square feet;
 - B. Total patron seating does not exceed forty (40);
 - C. Noise and glare are minimized; public address systems, electric amplifiers, video games, amusements, loud speakers, and similar devices shall be prohibited; and
 - D. Drive through windows are permitted provided there is indoor seating.
 - 6.14.2.15 Temporary uses not to exceed ninety (90) days; and
 - 6.14.2.16 Video movie rental stores.
- 6.14.3 **USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION**
The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided for in Section 15.4:
- 6.14.3.1 Day-care centers and schools established to offer instructions to persons of pre-school, elementary, and secondary school age, subject to the conditions of Subsection 6.7.2.2.

6.14.4 AREA REGULATIONS:

6.14.4.1 Yard Area:

A. Front Yard:

The minimum depth of the front yard shall be as follows:

<u>Type Street</u>	<u>Setback</u>
Arterial	45 feet
Collector	35 feet
All Other	25 feet

B. Side Yards:

No side yard is required; unless it abuts a single-family district in which instance, it shall be a minimum of ten (10) feet.

C. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.

6.14.5 MAXIMUM LOT COVERAGE: No restrictions.

6.14.6 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of thirty-five (35) feet and accessory buildings shall not exceed the height of fifteen (15) feet.